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March 18, 2024

City of Oklahoma City
420 W. Main Street, Suite 400
Oklahoma City, Oklahoma 73102

RE: Project M3-H005, MAPS 3 Senior Health & Wellness Center No. 4 – Change Order No. 15

Background

The scope of work for this project is to construct the MAPS 3 Senior Health & Wellness Center No. 4. During the course of the project, various changes to the project will be required. They will include City, Engineer and Contractor generated items. These items will generally modify functional considerations, add or delete materials and systems, and clarify design intent.

Purpose

The purpose of this change order is to add, modify or delete items related to the project scope of work. Detailed information on each item is included in the item descriptions.

Justification

This Change Order is necessary to formally incorporate the recommended scope of work modifications into the construction contract. More detailed information on each item is included in the item descriptions.

Cost

The total cost for adding or deleting labor and/or materials are summarized below. The complete cost breakdown is included on the attached pricing proposals.

Summary of Change Order Costs

Item No. 1: COR 041, Decorative Wood Slats at Stair Railing

Purpose: To provide stained wood slats to improve the aesthetic appearance of the stair.

Justification: The contract documents do not indicate an infill material on the inboard side of the main stairway between the stairway balusters, and the rough side of the adjacent storage wall is not a desirable aesthetic.

Description: Provide and install stained wood slats in between stairway balusters from the base of stair to landing for an improved aesthetic.

Total Cost: \$ 1,986.00

Contract Time: Zero (0) Additional Contract Days

Item No. 2: COR 042-R, Fireplace Support

Purpose: To add additional framing support for Great Room Fireplace.

Justification: The contract documents do not show the support framing for the fireplace stone veneer. The support framing and dimensions of the fireplace mantel will be modified to resume construction of the designed stone veneer.

Description: Provide additional structural stud framing for the support of the masonry veneer face and mantel of the fireplace.

Total Cost: \$ 9,178.00

Contract Time: Forty-Two (42) Additional Contract Days

Item No. 3: COR 043, Stair Treads

Purpose: To provide vinyl treads and risers at main stairway to walking track.

Justification: The contract documents do not show vinyl treads and risers at the main stairway. These need to be installed for the safety of the clients.

Description: Provide the vinyl treads and risers for the stairway.

Total Cost: \$ 13,021.00

Contract Time: Twelve (12) Additional Contract Days

Item No. 4: COR 044, Cellular Dialers for Emergency Notifiers

Purpose: To provide cellular dialers for emergency notification.

Justification: The selected fire alarm and elevator emergency notification hardware must have cellular dialing for emergency notification, which allows for more reliable communications contact for notification services.

Description: Provide cellular dialers to permit emergency notification without wired connections.

Total Cost: \$ 4,049.00

Contract Time: Zero (0) Additional Contract Days

Item No. 5: COR 045, Brush Clearing at Pond

Purpose: To provide for the cutting, mulching and removal of brush and trees at the shore of the pond facing the building's east patio.

Justification: Removal of the trees and brush from the shore of the adjacent pond was not specified in the contract documents. This work is necessary for a more aesthetically appealing view of the pond.

Description: Remove trees and brush from the shore of the adjacent pond and mulch or remove all debris.

Total Cost: \$12,706.00

Contract Time: Zero (0) Additional Contract Days

Total Change Order No. 15: \$ 40,940.00

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|---------------------------------|------------------------|
| Original Contract Price: | \$13,946,000.00 |
| Change Order No. 1: | \$15,460.00 |
| Change Order No. 2: | \$9,254.00 |
| Change Order No. 3: | \$19,518.00 |
| Change Order No. 4: | \$20,669.00 |
| Change Order No. 5: | \$13,081.00 |
| Change Order No. 6: | \$49,553.00 |
| Change Order No. 7: | \$14,476.00 |
| Change Order No. 8: | \$30,559.00 |
| Change Order No. 9: | \$43,429.00 |
| Change Order No. 10: | \$95,163.00 |
| Change Order No. 11: | \$35,014.00 |
| Change Order No. 12: | \$6,458.00 |
| Change Order No. 13: | \$55,139.00 |
| Change Order No. 14: | \$36,926.00 |
| Change Order No. 15: | \$40,940.00 |
| Current Contract Price: | \$14,431,639.00 |

The total for Change Order No. 15 is \$40,940, which represents an increase of 0.29% over the original contract amount of \$13,946,000. The total for Change Order Nos. 1 through 15 is \$485,639, which represents an increase of 3.48% over the original contract amount. The new contract amount is \$14,431,639.

Time

The Change Order changes the contract time for the base bid scope of work. Fifty-Four (54) calendar days will be added as described in Item Nos. 2 and 3. The completion date will extend from April 05, 2023, to May 29, 2023.

The above and foregoing is hereby reviewed this 19TH day of MARCH, 2024 and the undersigned agree to perform the work at the price indicated.

ATTEST:

W.L. McNatt Construction


Secretary



Title: President/Managing Member

This Change Order is recommended for approval by the Architect this 19TH day of MARCH, 2024.


Phil Elwell, AIA | Principal
GSB, Inc. Architects & Planners

The prices shown for this Change Order were established by negotiation and appear fair and reasonable.


David E. Todd, P.E.
MAPS Program Manager



Debbie Miller, P.E., Director for
Public Works/City Engineer

The amount contained in the above change order complies with 61 O.S., Section 121.


Assistant Municipal Counselor

APPROVED by the Council of the City of Oklahoma City this 9TH day of APRIL, 2024.

ATTEST:


City Clerk



THE CITY OF OKLAHOMA CITY

